

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

**MONDAY, JULY 21, 2025**

6:30 PM

Fallbrook Public Utilities District Board Room

990 E. Mission Road Fallbrook, CA 92028

\*\*\*For their convenience, members of the public may attend in-person **or** virtually through Zoom \*\*\*

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This is a preliminary agenda.

Please check our website 72 hours prior to the meeting to see if there are any changes.

Approved Minutes

1. CALL TO ORDER – 6:34 PM

2. STATEMENT (just cause) and/or consideration of a request to participate remotely.  
(emergency circumstances) by a Group Member, if applicable. Voting item as necessary.

- Debbie Williams was virtual due to illness

3. ROLL CALL

- Present: Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie William(V)
- Excused: Lee De Meo, Kelly Hansen

4. PLEDGE OF ALLEGIANCE -, Led by Kathleen Morris

5. PARLIAMENTARIAN Rules of order and procedures for meetings, - Steve Brown,

6. PUBLIC COMMENTS. Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction but not on today's agenda. No discussion. Three-minute limitation (speaking time may be adjusted depending on the number of speakers) Non-voting item.

- Community member voiced concerns about the county and state mandates that are having adverse changes to our rural community. Examples: High density housing, battery energy plants
- Community member Kathy Lippitt – county BOS is making moves to remove Jim Desmond from important committee's leaving rural areas without representation.

7. APPROVAL of the May, 2025 Minutes.

- Motion to approve by Jim Loge; 2<sup>nd</sup> Ross Pike
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams
- Excused: Lee De Meo, Kelly Hansen
- Motion Carried

8. Presentation of ADU (Accessory Dwelling Unit) Ordinance. County Planner: Amber Jagers, [amber.jagers@sdcounty.ca.gov](mailto:amber.jagers@sdcounty.ca.gov) Public Comments. Planning Group Comments. Non voting.

- Presentation by Amber Jagers
- AB1033 is an opt in bill, SD County can choose to opt in but not mandated.
- Amending county ordinances regarding ADU requirements per AB 1033 (ADU ownership). If adopted could allow up to 3 ADU's per property.
- 1- detached ADU, 1- junior ADU within the primary home and 1-attached ADU (such as garage conversion)
- With the option to sell as a condominium without subdividing.
- Many concerns from the Planning Group and community of the effect on rural areas such as Fallbrook.
- The Fallbrook Community Planning Group strongly opposed the county's proposal to opt into state legislation allowing for more accessory dwelling units (ADUs), citing concerns about property taxes, infrastructure, and the rural character of the area. They expressed frustration with state and local policymakers who they feel do not understand their community's needs.

9. Discretionary Permit for PDS2024-TM-5652 Tentative Map. Peppertree Park 2<sup>nd</sup> Iteration Review of Peppertree Park Villages 7 & 8. Contacts: Howard Justus, [hjustus@justusenterprise.com](mailto:hjustus@justusenterprise.com), Sean Davey, [Sdavey@justusenterprise.com](mailto:Sdavey@justusenterprise.com). County Planner: Cathleen Katy Phan, [cathleen.phan@sdcounty.ca.gov](mailto:cathleen.phan@sdcounty.ca.gov) **Design Review Board Committee**. Public comments. Voting item.

- Presentation by Howard Justis
  - Project has been determined to be CEQA exempt (dictated by state law), because the project is a specific plan that was implemented. The housing accountability act has limited the county's discretion on approvals.

- Lot size required to be 20,000 sqf. After review the map was revised from 46 lots to 45 lots, bringing the lot size into conformance.
- An agreement has been recached that village 7 will be part of the existing HOA. Village 8 (and 9 when it is added) will not be part of the existing HOA
- Peppertree Lane expansion is required as part of the specific plan, Fallbrook general plan and can not be eliminated.
- Planning Group input:
- Design Review:
  - The plan meets the requirements for land use.
  - Would like to see the road reclassified
  - If there is a trail easement that safety standards be taken
- SD County Planner - Cathleen Katy Phan provided explanation of the review process and confirmed the specific plan is still valid.
  - There will be mail notifications prior to the project going to the BOS
  - Bio retention requirements must be met for storm water containment
  - Will forward traffic concerns to DPW
- Community Members comments:
  - Lack of due diligence, no one within 300 feet have received notices. HOA did not notify the residents. Complete lack of information being provided. Requested the PG to not approve this project.
  - I love this project and can't wait for it to be completed.
  - Concern about the cost of maintenance and the effect on the HOA dues.
  - Concern about traffic and speeds
  - Request a traffic study and evaluation of drainage during heavy rains
- Fallbrook Land Conservancy would prefer the biological open space be a conservation easement rather than a BOS held by the county.
- Motion to approve with these stipulations request DPW do a review of the road to include reclassify the and review all safety factors. Also review drainage plans and the final architectural plans come before the planning group once ready by Jim Loge; 2<sup>nd</sup> Jeniene Domercq
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams
- Excused: Lee De Meo, Kelly Hansen
- Motion Carried

10. Request for a letter supporting a grant that would designate Fallbrook as a Cultural Art District. Contact: Karen Trapane, Alliance of Arts Organizations, [ktrapane@fallbrookschoolofthearts.org](mailto:ktrapane@fallbrookschoolofthearts.org) Public input. Voting item.

- Motion to approve by Jim Loge; 2<sup>nd</sup> Ross Pike
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams
- Excused: Lee De Meo, Kelly Hansen
- Motion Carried

11. PDS2025-MUP-25-004 (Project name: 02970) Major Use Permit for a two tier wireless faux Eucalyptus facility with an exception for a total structure height of 63.2 ft. Location: 2137 E.

Mission Rd. Project Contact: Bardo.Osorio@eukongroup.com County Planner: Patricia Calderon, Patricia.calderon@sdcounty.ca.gov **Public Facilities and Safety Committee.** Public Comments. Voting item.

- Item removed – project was declined in Design Review Committee because it does not meet legal requirements.

12. Presentation of the proposed location(s) for street spanning archway sign(s). Site plan modification for Fallbrook's Signs & Banners in the Public Right of Way Program. (Fallbrook Chamber of Commerce is the lead organization in Fallbrook). Contact: Lila Hargrove, Fallbrook Chamber CEO, Lila.hargrove@fallbrookchamberofcommerce.org County Planner, Ernest Hartley, Program Manager, County Dept. of Public Works. Public Comments. **Public Facilities & Safety Committee.** Voting item.

- Item pulled

13. Update on the Cannabis Ordinance. Jeniene Domercq, Cannabis Ad-hoc Chair. Non-voting.

- The county responded to Jeniene Domercq, Eileen Delaney, and Stephani Baxter.
  - The county is not planning to have indoor groves, they are not willing to reduce the events, the buffers are not acceptable.

14. Appoint Heather Mitchell, Fallbrook Sheriff's Station Crime Prevention Specialist, to serve on the Public Facilities and Safety Committee as a public safety advisor. Voting item.

- Motion to approve by Ross Pike; 2<sup>nd</sup> Tom Harrington
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams
- Excused: Lee De Meo, Kelly Hansen
- Motion Carried

15. Re-appoint Jim Loge to the Public Facilities Committee. Voting item.

- Motion to approve by Eileen Delaney; 2<sup>nd</sup> Debbie Williams
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams
- Excused: Lee De Meo, Kelly Hansen
- Motion Carried

16. Retroactive: Minor Deviation for a new commercial wall sign for Wells Fargo, 103-224-10-00 Contact: Steven Therriault, Steve@signtech.com County Planner: Luisangel Melendrez, Luisangel.Melendrez@sdcounty.ca.gov **Design Review Board Committee.** Public comments. Voting item.

- Motion to approve by Eileen Delaney; 2<sup>nd</sup> Aldo Alvidres
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams
- Excused: Lee De Meo, Kelly Hansen
- Motion Carried

17. Retroactive: Waiver of B Designator for new T Mobile sign 104-390-07-00 , 1139 S Mission Rd. Contact: Kasey Clark, kaseyuc@akcservices.net County Planner: Luisangel Melendrez, Luisangel.Melendrez@sdcounty.ca.gov **Design Review Board Committee.** Public comments. Voting item.

- Motion to approve by Eileen Delaney; 2<sup>nd</sup> Jim Loge
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams
- Excused: Lee De Meo, Kelly Hansen
- Motion Carried

18. Retroactive: Waiver of B Designator for a 19 ft sliding gate and a 20 ft fence at Avocado Place Apartments. 303 Clemmens Lane. Contact: Joseph Sandoval, [jmineralwells@gmail.com](mailto:jmineralwells@gmail.com)  
County Planner: Elora Sanchez, [elora.sanchez@sdcountry.ca.gov](mailto:elora.sanchez@sdcountry.ca.gov) **Design Review Board Committee.** Public Comments. Voting item.

#### 19. PLANNING GROUP BUSINESS:

Reports:

Chair's report- Community Candidate Forum

Representative to the I-15 DRB: Jeniene Domercq

Project Updates: Steve Brown & Jim Loge

Representative to the Fallbrook Community Forum: Eileen Delaney

Representative to the Village Association: Roy Moosa

Representative to the Fallbrook Chamber of Commerce: Jeniene Domercq

NCFPD & SD Sheriff Reports and information: Tom Harrington

**Quarterly Reports** (March, June, September, December) or as needed.

Trails Council & CSA-81: Stephani Baxter

Palomar College:

Local Schools: Kelly Hansen

Fallbrook Historical Society: Scott Spencer

Fallbrook Regional Health District: JJ Neese

#### 15. ADJOURNMENT

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NOTE: The Fallbrook Planning Group occasionally has openings on its Committees for non-elected community members. Interested parties should contact the respective Committee Chairs: Land Use Committee Chair Steve Brown [steve.fallbrook@aol.com](mailto:steve.fallbrook@aol.com), Circulation Committee Chair Roy Moosa: 760-723-1181, Parks & Recreation Committee Chair Stephani Baxter: [stephani.fallbrook@gmail.com](mailto:stephani.fallbrook@gmail.com), Public Facilities & Safety Committee Chair Jeniene Domercq, [jeniene.fallbrook@gmail.com](mailto:jeniene.fallbrook@gmail.com) Design Review Board Committee Chair Eileen Delaney: [eileen.fallbrook@gmail.com](mailto:eileen.fallbrook@gmail.com), Ad-Hoc Cannabis Committee Chair, Jeniene Domercq, [jeniene.fallbrook@gmail.com](mailto:jeniene.fallbrook@gmail.com)

This is a preliminary agenda. If any changes are made, a final agenda will be posted on our website at least 72 hours prior to the meeting.

Eileen Delaney, Chairperson, Fallbrook Community Planning Group & Design Review Board.  
Email: [Eileen.Fallbrook@gmail.com](mailto:Eileen.Fallbrook@gmail.com)

#### OFFICIAL

#### PLANNING GROUP AGENDAS, MINUTES AND INFORMATION

Website: [www.fallbrookplanninggroup.org](http://www.fallbrookplanninggroup.org)

FaceBook: <https://www.facebook.com/Fallbrook-Planning-Group-109111577938214>

Agendas can also be found at:

<https://www.sandiegocounty.gov/pds/gpupdate/comm/fallbrook.html>.